



**Site Plan Review Committee Meeting
October 15th, 2024 at 9:30 AM**

Attendance:

Building Department Representative-Wendy Heimes, Public Works Director-Shane Leblanc, Planning Director-Todd Vandeberg, Utility Director-John Bostic

Staff Present:

Rodney Corriveau-Principal Planner, Hunter Gearhart-Historic Preservation/Community Planner, Carlos Maldonado-Planning Support Specialist.

1.1 SPR-0084-24 Bauducco Foods Site Plan Review (Phase 1): The applicant is proposing a 159,912 SF manufacturing facility along with parking lots, utility and stormwater facilities. The Projects located off Chancey Rd and 6th Ave within the Industrial Corridor. Parcel#07-26-22-0000-00100-0012.

The discussion was led by Todd Vandeberg; it began with a brief introduction. This item is being brought back for review on the updated site plans. This project went to SPRC previously this year, however some requirements are required. A few minor items need to be completed; per the county will require dedication for a small strip of right away on Chancey Rd approximately 1.5' to get them to the required right of way for Chancey Rd, also must meet the water star ordinance requirements, irrigation plans must meet the water star ordinance as well, and A Pasco right of way use permit required for the new proposed entrance on Chancey Rd. No additional comments were made from the departments, only Shane Leblance mentioned dumpsters enclosure must meet the city specifications and be field located. The Utility Director has been in contact with their representatives and has provided them with his requirements. Also, a City Right of Way Use permit will be required for the entrance on 6th Ave. Online Representative Grag Crawford with Florida Engineering Group acknowledged the mentioned requirements and stated they will do their best to get all them completed. Per the Planning Director The engineered site plans are going to be able to be conditionally approved, with conditions of landscape irrigation plans meeting the water star requirement, dumpster enclosure must meet the city's standards, the mentioned Chancey Right Of Way dedication and must obtain a City and County ROW permit.

Recommendation: All the departments recommended approval with noted conditions.

City of Zephyrhills

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1.2 SPR-0085-24 Mitek Industrial Manufacturing Warehouse: The applicant is proposing an Industrial Manufacturing Warehouse of 527,480 SF, building height of 46' FT. Parcel's 23-26-21-0020-01300-0020 & 24-26-21-0010-03900-0010. Located off Paul Buckman Hwy.

The discussion was introduced by Todd Vandenberg. The comment made was last night's city council approved the conditional use of this project. The annexation and rezoning for the parcels by Tucker Rd are currently going through city council approval process and has the last public hearing this month. Planning items; right a way use permit from FDOT, Pasco County and rail proposed rail spurs will need to be approved through CSX railroads. At the last meeting we recommended a 10-foot-wide trail, the city hasn't approved the City Multi-purpose Trail plan. On the plan the city has the trail located on State Rd 39, also on Chancey there is a proposed trail. The goal would be a trail that loops around SR 54 and connects back to SR 39. Applicants were advised that Pasco County and the State were asked what area they recommended the placement for the trail that would be best suited to not interfere with the applicant's response of any course related turn lanes drainage improvements. Which of course they'll be obtaining an FDOT right of way. The county and state responded, and they are currently in emergency mode due to the past storm that took place recently, A follow up with be required. The applicants will be provided a copy of the multi-use trail plan. An ERP & FWC permit will be required prior to the ground clearing for environmental purposes. Landscape and tree preservation are being reviewed with the engineer on record. Some trees on SR 39 will need to be removed. A type C buffer by the residential area will be required for screening purposes. SWFWMD permit is currently being processed. ROW use permit for Tucker Rd is required. The minimum requirement is 60' and currently there's 50' on Tucker Rd and generally they'll split the difference 5' dedication on the South side of Tucker Rd for the property that's under annexation. They're also confirming freight movement so the truck turning movements on site can safely effectively work. The applicants did a traffic study. Kimley Horn the traffic engineer on record forwarded the applicant inquiries and traffic study for their review, they haven't responded as of yet. No comments from Building department, Public Works commented and stated they require to follow the city's dumpster enclosure requirements. The Utility Department has already spoken to the applicant and asked if the County is required to make any improvements to Tucker Rd, the planning director mentioned not to his knowledge. Online applicant Josep Yannucci with Langan Engineering acknowledges the items that were discussed and had no additional input or comments. He asked if they were going to receive anything more formal, the utility director was ok with the current submitted



plans. Public work mentioned that they will provide the sanitation services, but the Roads are State and County Owned. The Planning Director mentions his comfortable moving forward with the site plan as conditionally approved with the items mentioned, and a future development order will be issued.

Recommendation: Recommended approval with noted conditions by all the departments.

Adjourn



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